

English Country Manor I Condominium

Balance Sheet

11/30/2024

Assets

Accounts Receivable	79,711.65
Manor Event Checking	5,567.22
MM Manor House Event	6,824.40
Checking	49,112.02
APGFCU #2362	5.00
APGFCU CD#2362-30 - 2/10/25	58,248.82
APGFCU CD#2362-31 - 12/19/25	27,984.84
MM Phase 1&2 90421	189,472.65
APG MM-22	53,048.43
First National CD#138-9/27/21	103,471.16
First National MM#119-Undesignated	259,047.02

Total Assets

832,493.21

Liabilities

Prepaid Accounts Receivable	15,573.41
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Total Liabilities

15,573.41

Net Worth

Current Operation Funds	(494,842.75)
Retained Earnings	1,409,879.44
Net Income	(98,116.89)

Total Net Worth

816,919.80

Total Net Worth and Liabilities

832,493.21

English Country Manor I Condominium

Revenues and Expenses Statement

From 11/01/2024 to 11/30/2024

Current Period

Revenues

Association/Condo Fees	55,792.00
Interest Income	255.31
Manor House Rentals	250.00
Cost Share Phase II	4,192.93
ECM II Water Reimbursement	10,955.12
ECM II Sewer Reimbursement	7,951.09
Homeowner Repairs Reimbursed	17,724.45

Total Revenue	97,120.90
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Expenses

Repairs & Maintenance	9,280.68
Janitorial Breezeways	2,380.00
Cleaning MH Phase I	250.00
Owner Reimbursable Expense	19,724.74
Management Fees	3,625.00
Insurance Premiums	1,637.00
Legal Fees-Other	875.18
Electric Manor House	687.78
BGE Phase I	636.00
Electric 200/202 Thames	178.46
Cable - Fios	273.95
Sewer	6,044.24
ECM II Portion of Sewer Bill	7,692.67
Mowing/Landscape Maint.-CS	14,540.00
Cleaning/Plant Care Manor House-CS	550.00
Misc, Bulk Trash, Car Wash	74.99
Reserve Savings Phase I & II	1,825.00
Bank Fees	4.50

Total Expense	70,280.19
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Net Income	26,840.71
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English Country Manor I Condominium

Income and Expense Comparative Statement

From 11/01/2024 to 11/30/2024

	<u>November 2024</u>		<u>January to November</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Association/Condo Fees	55,792	55,792	613,712	613,712		669,504	669,504
Interest Income	255	208	8,405	2,292	(6,113)	2,500	2,500
Other Income			230		(230)		
Insurance Claim Income			26,296		(26,296)		
Pool Revenue		42	572	462	(110)	500	500
Manor House Rentals	250		2,015		(2,015)		
Cost Share Phase II	4,193	6,145	96,545	67,597	(28,948)	73,742	57,525
ECM II Water Reimbursement	10,955		86,613		(86,613)		
ECM II Sewer Reimbursement	7,951		54,563		(54,563)		
Homeowner Repairs Reimbursed	17,724	1,667	81,810	18,333	(63,477)	20,000	20,000
Reimbursed Bank Fees			10		(10)		
Homeowner Insurance Deductible		1,667	20,000	18,333	(1,667)	20,000	20,000
Total Revenues	97,120	65,521	990,771	720,729	(270,042)	786,246	770,029

Expenses

Repairs & Maintenance	9,281	5,417	140,456	59,583	(80,873)	65,000	65,000
Equipment & Supplies		158	450	1,742	1,292	1,900	1,900
Snow Removal			375	1,125	750	1,500	1,500
Exterminator Phase I			1,898		(1,898)		
Janitorial Breezeways	2,380	750	4,760	8,250	3,490	9,000	9,000
Cleaning MH Phase I	250	250	3,850	2,750	(1,100)	3,000	3,000
Insurance Claims - Owner Reimbursable		1,667	5,991	18,333	12,342	20,000	20,000
Owner Reimbursable Expense	19,725	1,667	107,188	18,333	(88,855)	20,000	20,000
Insurance Claims			93,952		(93,952)		
Repair-water leaks		1,667	11,101	18,333	7,232	20,000	13,600
Gutter Cleaning		9,600	10,700	19,200	8,500	19,200	19,200
Reserve Study			3,362		(3,362)		
Management Fees	3,625	3,625	39,875	39,875		43,500	41,688
Insurance Premiums	1,637	3,500	29,201	38,500	9,299	42,000	40,150
Legal Fees-Other	875	500	42,669	5,500	(37,169)	6,000	6,000
Office/Postage Exp.		21	1,969	229	(1,740)	250	250
Accounting Fees		258	3,320	2,842	(478)	3,100	3,000

	<u>November 2024</u>		<u>January to November</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Taxes		83	907	917	10	1,000	1,000
Bad Debt			15		(15)		
Manor House Event Expense			1,480		(1,480)		
Community Website		21		229	229	250	250
Pool Management		3,292	37,321	36,208	(1,113)	39,500	35,100
Pool Supplies		208	4,622	2,288	(2,334)	2,500	2,500
Pool Repairs		208	985	2,292	1,307	2,500	2,500
Gym Supplies/Repairs		167	1,766	1,833	67	2,000	2,000
Electric Manor House	688	1,250	14,824	13,750	(1,074)	15,000	12,000
BGE Phase I	636	792	9,155	8,708	(447)	9,500	8,500
Electric 200/202 Thames	178	150	1,593	1,650	57	1,800	1,800
Cable - Fios	274	188	3,334	2,062	(1,272)	2,250	2,250
Alarm System-Verizon		300	1,236	3,300	2,064	3,600	3,600
Alarm System-Town Security		150	1,762	1,650	(112)	1,800	1,800
Water		7,917	71,271	87,083	15,812	95,000	95,000
ECM II Portion of Water Bill			90,709		(90,709)		
Sewer	6,044	5,583	58,334	61,417	3,083	67,000	67,000
ECM II Portion of Sewer Bill	7,693		74,244		(74,244)		
Repair & Maint. MH-CS		125	528	1,375	847	1,500	1,500
MH Repairs Maintenance 20%x56%		292	773	3,208	2,435	3,500	3,500
Repair HVAC's MH-CS		42		458	458	500	500
HVAC Maint. Contract-CS		150	4,536	1,650	(2,886)	1,800	1,800
Equip & Supplies MH-CS		42	516	458	(58)	500	500
Fire Safety, Extinguishers-CS		50	532	550	18	600	400
Sprinkler-CS		83		913	913	1,000	1,000
Exterminator MH Shared-CS		50	300	550	250	600	600
Snow Removal-CS			13,031	12,000	(1,031)	15,000	15,000
Entrance, Gate, Pond, Grounds, Pool-CS		542	7,152	5,958	(1,194)	6,500	6,500
Seasonal Flowers		150		1,650	1,650	1,800	1,800
Mowing/Landscape Maint.-CS	14,540	2,062	31,008	22,688	(8,320)	24,750	24,750
Cleaning/Plant Care Manor House-CS	550		4,950	7,200	2,250	7,200	7,200
Pond Maintenance-CS		267	4,422	2,933	(1,489)	3,200	3,200
MH Security & Grounds			1,537		(1,537)		
Clock Tower Reserve		335	2,061	3,685	1,624	4,025	4,025
Clock Tower Maintenance		375	1,050	4,125	3,075	4,500	4,500
Ground Maint. x12% x 44%		142	285	1,558	1,273	1,700	1,500
Electric 292-294 Cant x 44%		83	416	917	501	1,000	1,000
Insurance 2% x 44%		62	539	688	149	750	750

	<u>November 2024</u>		<u>January to November</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Stormwater Basin		125	4,590	1,375	(3,215)	1,500	1,500
Misc, Bulk Trash, Car Wash	75	83	3,050	917	(2,133)	1,000	1,000
Snow Removal Bldg 10			805	1,400	595	1,800	1,800
Reserve Savings Phase I		5,840	23,333	64,240	40,907	70,080	75,000
Reserve Savings Phase I & II	1,825	1,825	20,075	20,075		21,900	21,900
Reserve Savings I Walls		167	4,000	1,833	(2,167)	2,000	2,000
Reserve Savings Phase I Roads		5,577	22,308	61,347	39,039	66,924	53,000
Bank Fees	4		68		(68)		
Reserve Savings Phase I Roofs		3,539		38,928	38,928	42,467	54,216
Roof Reserve Expense			58,650		(58,650)		
Misc.			3,700		(3,700)		
Total Expenses	70,280	71,397	1,088,890	720,661	(368,229)	786,246	770,029
Net Income	26,840	(5,876)	(98,119)	68	(98,187)	0	0